

FRANCESTOWN HERITAGE COMMISSION
Minutes of July 21, 2012 Meeting

Present: Maureen vonRosenvinge, Barbara Caskie, Elly Miles, Michele Ferencsik,
Betsy Hardwick, BJ Carbee, Diane Curran
Absent: Becky Meattey

Maureen convened the special meeting of the Heritage Commission to review proposals for the repair of the king trusses in the Town Hall.

Prior to opening the meeting to that discussion, Maureen thanked Barbara Caskie for her excellent services as Secretary to the Commission and expressed her regret that this was not formally done at the July 14, 2012 meeting.

Maureen stated that she received eight calls of interest with respect to bidding on the king truss repairs but only three people came to go through the building, with Dodgeco exempt from a visit. and four received copies of the plans. Of these, two did not submit proposals. The Commission members considered the merits of the remaining two bidders for the king truss repairs by creating a comparison chart based on their respective proposals as follows:

Dodgeco Construction & Design \$76,781		Project Resource Group, LLC \$77,054	
<u>Positives</u>	<u>Negatives</u>	<u>Positives</u>	<u>Negatives</u>
	Non-resident	Resident	
Experienced timber framer			Very little timber frame work
Known entity			
Satisfaction with previous work			
Renovative construction experience		Extensive experience	New projects
1/16" tolerance			1/8" tolerance
3-year Warranty			1-year Warranty
workmanship			
2-year on materials			
	No Bond	Bond	

Discussion followed with respect to the bond issue. Dodgeco proposed three separate payments of \$24,000 upon completion of the repairs to each king truss and the remaining payments upon completion of the bell tower support, the footing and column in the basement, repair of the cracked purlin and following the biannual inspections. As the proposal suggested there could be three separate contracts, one for each truss,

Betsy Hardwick said it was her opinion that this would be acceptable to the town since these amounts were well below the \$35,000 mandated by the state for bonding. She suggested a list of potential subs and paid receipts, not just bills of lading, as a requirement. Discussion followed as to the exposure to the Town if payments as proposed were made after the completion of each phase.

There was a motion that Glenn Dodge be hired for the king truss repair, which was seconded and affirmed by a unanimous vote.

Maureen requested wording for presentation of the decision to the Board of Selectmen. Suggestions were made to include some version of the following: "The Commission recommends hiring Glenn Dodge to effect the repairs to the king trusses in the Town Hall due to his extensive expertise in timber frame construction, his excellent work on the queen truss repair and his demonstrated interest in and support of the Town Hall Renovation Project. The Commission also notes that they retain great interest in Project Resource Group, LLC as a potential bidder for later, finishing phases of the Town Hall Renovation."

Maureen reported on attending an initial meeting for the LCHIP Grant Round 11. Forty people attended the morning session and forty more were expected for the afternoon session. Maureen thinks leverage will be a big factor in getting a grant. In the application Maureen will show all the work already done and what is planned for the upcoming phase. The fact that all the work is structural should be an advantage.

Maureen asked the Commission members to consider the following factors for subsequent discussion and decision making.

If posts are used to support the second floor, eligibility for the National Register would be lost as the most recent design; the existing open room must remain. The upgraded steel rods or the more expensive option of the steel supports and larger beams on the sides would be the alternative.

When the work reaches the stage where the bolsters are replaced, parts of the 2nd floor ceiling must be removed. Similarly, when the 1st floor is done the ceiling will have parts that would have to be removed. Thinking ahead to the next phase, should they be left open to avoid duplication of finish work? Should the completion of the joist repairs between the 1st and 2nd floors be considered at this point, prior to any ceiling finish work? This would eliminate redundancy of repairs if, in the future, if and when 2nd floor access be desired, as this work would most likely require access through the first floor ceiling.

Because Commission officers are required to be formally chosen each year, Maureen asked if anyone believed there should be more than two officers, the chair and the secretary. It was the consensus that a vice chair was not needed and since all funding is

through the town accounts, a treasurer was not necessary either. BJ Carbee nominated Maureen as chair and Elly as secretary to fulfill the formal requirement and both were elected.

Diane Curran, present as Chair of the Town Hall Study Group, reported that she is still trying to arrange a follow-up meeting with Peter Michaud from the NH Division of Historical Resources. One more study is required for LCHIP summarizing the work accomplished and what needs to be done. Greg Cope may assist with this report.

The meeting adjourned at 9:45 AM.

Respectfully submitted,

Elly Miles